



Hurfords

Butchers Arms, Main St, Toft, Bourne Freehold £500,000

Key Features



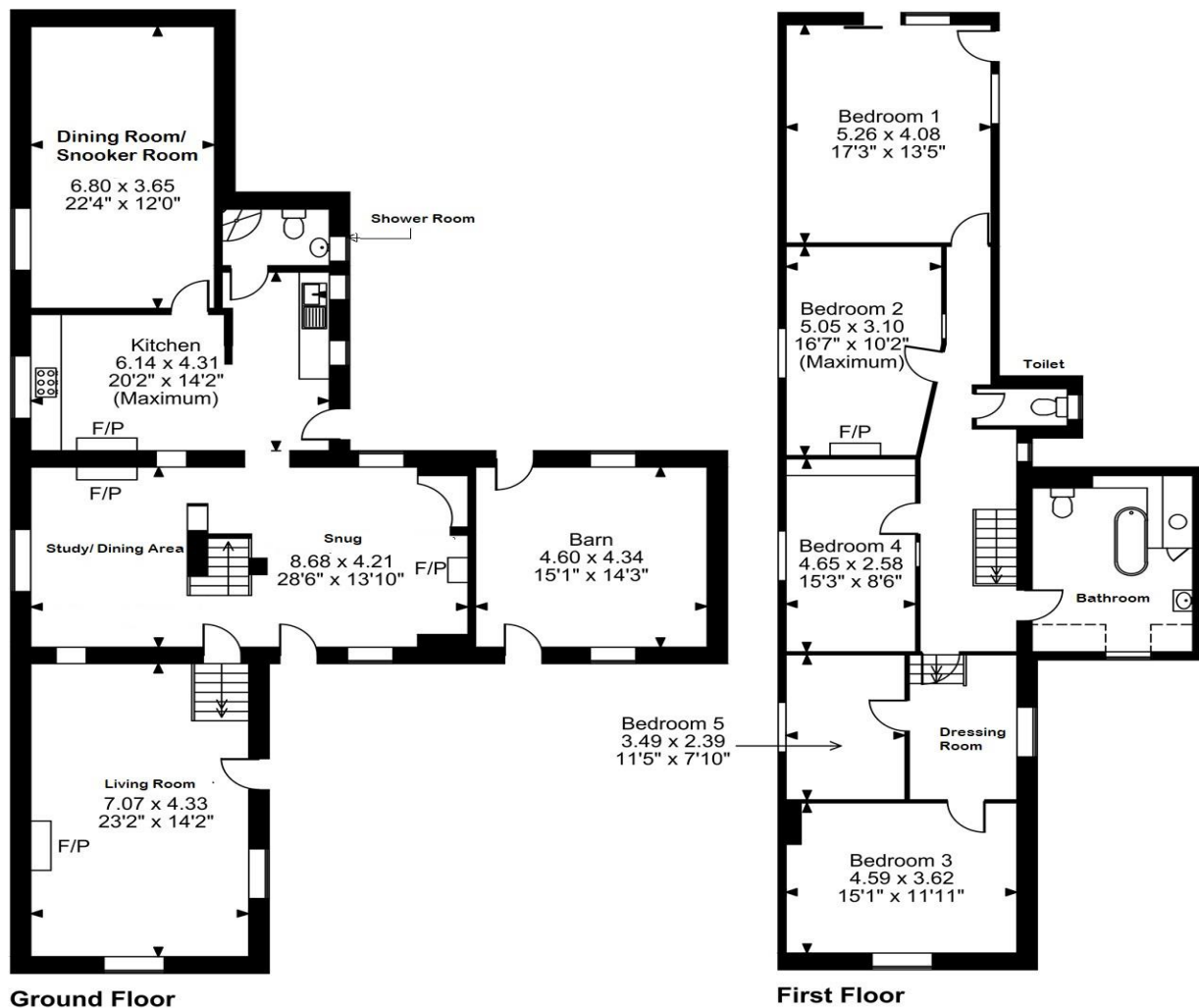
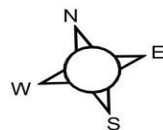
- Beautifully presented former public house dating from 1600s, full of all the period character.
- Prime location in the highly sort-after village of Toft.
- Unique split-level layout providing versatile family accommodation.
- Wealth of original features including beams and feature fireplaces throughout
- Four versatile reception rooms including, spacious living room, dining room/snooker room, cosy snug and study area

Situated in the heart of the highly sought-after village of Toft, this beautifully presented detached former public house dates back to the 1600s and effortlessly blends historic charm with modern family living. Bursting with all the character of a listed property without the restrictions, the property showcases a wealth of original features, including exposed beams, feature fireplaces and log burners and exquisite period detailing throughout.

The property benefits from four versatile reception rooms. To the front, you are immediately welcomed into the open plan living space of the cosy snug and study/informal dining area. Steps leading you down to the spacious formal living room. To the rear, a well-proportioned farmhouse style



The Old Butchers Arms, Toft, Bourne
Approximate Gross Internal Area
Main House = 2521 Sq Ft/234 Sq M
Barn = 215 Sq Ft/20 Sq M
Total = 2736 Sq Ft/254 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659212/AGI

kitchen/breakfast room with feature fireplace and access to the equally sized formal dining room/snooker room. There is also a downstairs shower room and direct access to the rear garden.

An open staircase leads to the upper floor which provides five well-proportioned bedrooms and a walk through dressing room serving two of the rooms. The master bedroom has the exceptional feature of direct garden access through patio doors, an incredibly rare and private amenity. The master bedroom also benefits from fitted wardrobes providing ample storage. The family bathroom features distinctive character and is equipped with a freestanding bath, WC, and a vanity unit. There is also a separate 'eco' style WC.

Externally, the property occupies a substantial plot approaching half an acre. Featuring mature landscaped gardens thoughtfully planted with a selection of shrubs and fruit trees, providing a sanctuary with panoramic views across open countryside and the prestigious Toft Golf Course. The property benefits from ample off street parking for 3 to 4 vehicles, to the front and side of the property. There is also an attached barn/store room with the potential for conversion to a garage, subject to the necessary planning consent.

The Old Butchers Arms presents the rare opportunity to acquire a home of exceptional heritage, character and scale within one of Lincolnshire's most desirable and sought-after villages. With easy access transport links to roads such as the A1 and A43 and excellent access to local schools in Stamford and Bourne.

To view this property call Hurfords on: 01780 752136

Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

 38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

 stamford@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD204252 - 0007

